

MORGAN STATE UNIVERSITY

SUMMARY

Morgan State University is one of Maryland's oldest historically African-American institutions. Located in Baltimore City, its mission is to provide quality teaching, research, and service to the citizens of the State, with a special emphasis on meeting the needs of the culturally diverse and multi-racial populations found in urban centers at the local, state, and national levels. As part of the Higher Education Reorganization Act of 1988, Morgan was given independent doctorate granting authority.

Over the next ten years, Morgan State University projects its Full Time Day Equivalent (FTDE) student enrollment will increase from 5,046 to 6,366 or by 1,320 (26%). The FY 2006 - FY 2010 Capital Improvement Program provides funding for new academic space for current and future undergraduates, improvements to the campus appearance, upgrades to aging utilities, and addresses deficiencies with older academic buildings.

The projects in the capital improvement program are intended to allow the University to achieve its institutional priorities of integrating modern instructional technology into its academic programs, providing specialized learning environments for certain disciplines, and expanding its research activities.

In order to provide modern instructional space, the capital improvement program includes the completion of the new Library, a School of Hospitality Management facility, a new Center for Built Environmental Studies, and a new Jenkins Behavioral and Social Services Center. Funding is also provided to renovate the Banneker Communications Center. Given the limited availability of surge space on the campus, the capital improvement program is sequenced so that new academic buildings will be constructed before the buildings they are intended to replace will be renovated.

CHANGES TO FY 2005 - FY 2009 CAPITAL IMPROVEMENT PROGRAM

Changes to FY 2006

Additions:

Montebello E-Wing/Old Power Plant/Morgue Demolition (P,C): This project was originally included in the FY 2005 budget but was deferred by the 2004 General Assembly until written approval to demolish the structures was obtained from the Maryland Historical Trust. This approval was obtained in March 2004.

New Communications Center and Pedestrian Bridge (E): Funds for capital equipment are included in the FY 2006 budget. These funds were included in the FY 2004 and FY 2005 budgets, but were deferred by the 2003 and 2004 General Assemblies based on the project schedule.

Changes to FY 2007 - FY 2009

A project to demolish the Northwood Shopping Center has been added to accommodate future campus development.

A project to renovate the historic Lillie Carroll Jackson Museum, located at 1320 Eutaw Street, has been added due to the deteriorating condition of the building.

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FY 2006 - FY 2010 Capital Improvement Program State-Owned Facilities

MORGAN STATE UNIVERSITY (Baltimore City)
Budget Code: RM00

Banneker Hall Renovation/Telecommunications Infrastructure	FY 2006 Total	\$23,124
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Renovate Banneker Hall to house the School of Education and Urban Studies. Banneker Hall is a 65-year-old, 59,000 GSF building that originally served as the campus library. The building has never undergone a major renovation. In recent years, Banneker Hall was the home of the Communications Studies program, but because of the building configuration, it could no longer accommodate these functions and the Communication Studies program is scheduled to move into a new building in late 2005. The renovation of Banneker Hall will allow the School of Education and Urban Studies to be relocated from an overcrowded Jenkins Hall. The FY 2006 budget includes funds for the construction of the building and the relocation of the campus telecommunications hub.

<u>Source</u>	<u>Prior Auth.</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>TOTAL</u>
GO Bonds	2,267	23,124	2,350	-	-	-	27,741
TOTAL	2,267	23,124	2,350	-	-	-	27,741
<u>Use</u>							
Planning	2,267	-	-	-	-	-	2,267
Construction	-	23,124	-	-	-	-	23,124
Equipment	-	-	2,350	-	-	-	2,350

Campuswide Utility Upgrades	FY 2006 Total	\$6,085
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Construct upgrades to the campuswide gas, water, sewer, stormwater, steam, electric, and data/telecommunications systems. A utility survey indicated that several systems are at the end of their life cycles and in poor condition. The overall project will be broken down into several components with construction phased in conjunction with the campuswide site improvements. Included in the cost of this project is the replacement of individual chiller plants that will provide a more cost-effective method of delivering chilled water. The FY 2006 budget includes construction funds for the Academic Quad Chiller Plant and design funds for the North Campus District Cooling System, including the extension of the steam distribution system and the telecommunications ductbank.

<u>Source</u>	<u>Prior Auth.</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>TOTAL</u>
GO Bonds	8,192	6,085	6,450	6,450	-	-	27,177
TOTAL	8,192	6,085	6,450	6,450	-	-	27,177
<u>Use</u>							
Planning	1,097	510	650	-	-	-	2,257
Construction	7,095	5,575	5,800	6,450	-	-	24,920

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New Library	FY 2006 Total	\$2,952
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Construct a new 221,000 GSF library on the site of the former Murphy Fine Arts Building. Soper Library, constructed in 1974, was no longer adequate as a library and renovation of the facility is not economically or logistically practical. Soper Library had severe water infiltration problems and the mechanical and utility systems could not adequately support library functions. The new library will provide over 73,000 NASF of stack space and over 30,000 NASF of study space, alleviating deficits in these areas. The FY 2006 budget includes funds for equipment.

<u>Source</u>	<u>Prior Auth.</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>TOTAL</u>
GO Bonds	50,930	2,952	-	-	-	-	53,882
TOTAL	50,930	2,952	-	-	-	-	53,882
<u>Use</u>							
Planning	4,488	-	-	-	-	-	4,488
Construction	46,442	-	-	-	-	-	46,442
Equipment	-	2,952	-	-	-	-	2,952

Montebello E-Wing/Old Power Plant/ Morgue Demolition	FY 2006 Total	\$920
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Demolish the existing E-Wing, Old Power Plant, and Morgue that are part of the Montebello Complex. These 81-year-old buildings are severely deteriorated, asbestos filled, and create a safety hazard for the campus. A 1993 engineering report and a subsequent report in 2000 determined that renovation of these buildings was not a feasible option due to the level of deterioration and the presence of asbestos. After demolition, the area will be graded and seeded for use as part of future development of the Montebello site. The FY 2006 budget includes planning and demolition funds for the E-Wing complex.

<u>Source</u>	<u>Prior Auth.</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>TOTAL</u>
GO Bonds	-	920	-	-	-	-	920
TOTAL	-	920	-	-	-	-	920
<u>Use</u>							
Planning	-	75	-	-	-	-	75
Construction	-	845	-	-	-	-	845

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New Communications Center and Pedestrian Bridge FY 2006 Total \$718

Construct a new 80,512 GSF building to house the Communications Studies Department, the Media Center, the Journalism and Writing programs of the College of Arts, and the WEA radio station. The new facility will include classrooms, class labs, and offices. The current facility, Banneker Hall, was constructed in 1938 and was not designed to house modern communications functions. Ceiling heights are inadequate to accommodate much of the equipment used in media programs. The scope of the project also includes the construction of a 600-foot pedestrian bridge to connect the north campus with the main campus. The FY 2006 budget includes funds for capital equipment.

<u>Source</u>	<u>Prior Auth.</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>TOTAL</u>
GO Bonds	20,178	718	-	-	-	-	20,896
TOTAL	20,178	718	-	-	-	-	20,896
<u>Use</u>							
Planning	1,764	-	-	-	-	-	1,764
Construction	18,414	-	-	-	-	-	18,414
Equipment	-	718	-	-	-	-	718

Campuswide Site Improvements FY 2006 Total \$200

Construct various site improvements which will eliminate safety hazards, enhance security, reduce maintenance costs, and improve the campus appearance. Project elements include new roads and walkways, improved storm drainage, new lighting, new signage, the widening and repair of the Verda Welcome Bridge, and general grading and landscaping. Individual components of the site improvement plan will be coordinated with the campus utility upgrades. The FY 2006 budget includes planning funds to landscape the Academic Quad and the campus edge at Cold Spring Lane. The budget also includes funds to plan upgrades to the playing fields that will be jointly used by the Northwood Baseball League and the University.

<u>Source</u>	<u>Prior Auth.</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>TOTAL</u>
GO Bonds	7,181	200	2,300	3,450	900	-	14,031
TOTAL	7,181	200	2,300	3,450	900	-	14,031
<u>Use</u>							
Planning	863	200	100	50	-	-	1,213
Construction	6,118	-	2,200	3,400	900	-	12,618
Other	200	-	-	-	-	-	200

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New Center for Built Environmental Studies

Construct a new Center for Built Environmental Studies on a site north of the Mitchell Engineering Building, adjacent to the existing parking lot. The Center will accommodate the Institute of Architecture and Planning, the Department of Civil Engineering, and the Institute for Transportation Studies. The new building will bring these three related academic units together in one building and will enable the space they will vacate to be used to accommodate growth of other academic departments. The project will include all associated site work, utilities, landscaping, parking, and roads.

<u>Source</u>	<u>Prior Auth.</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>TOTAL</u>
GO Bonds	-	-	1,750	2,000	30,300	3,200	37,250
TOTAL	-	-	1,750	2,000	30,300	3,200	37,250
<u>Use</u>							
Planning	-	-	1,750	2,000	-	-	3,750
Construction	-	-	-	-	30,300	-	30,300
Equipment	-	-	-	-	-	3,200	3,200

Northwood Shopping Center Demolition

Demolish the vacant structures on the 9.1-acre Northwood Property parcel, to be used for future campus development. A 173,000 GSF building and a parking lot that holds 1,000 vehicles will be demolished. Subsequent to the demolition, the site will be stabilized, seeded, and graded.

<u>Source</u>	<u>Prior Auth.</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>TOTAL</u>
GO Bonds	5,700	-	1,750	-	-	-	7,450
GF	300	-	-	-	-	-	300
TOTAL	6,000	-	1,750	-	-	-	7,750
<u>Use</u>							
Acquisition	6,000	-	-	-	-	-	6,000
Planning	-	-	135	-	-	-	135
Construction	-	-	1,615	-	-	-	1,615

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Lillie Carroll Jackson Museum Renovation

Renovate the home of Dr. Lillie Carroll Jackson, located in the Bolton Hill area of Baltimore City, to serve as a Civil Rights museum. Dr. Jackson served as President of the Baltimore Chapter of the NAACP from 1935 to 1969. The building, constructed around 1890, is in poor condition and does not meet ADA and life safety codes. The scope of work includes renovation of the interior, the installation of new mechanical, electrical and plumbing systems and other improvements to comply with current ADA and life safety codes. The Lillie Carroll Jackson Museum will house drawings, paintings, letters, photographs and historic documents related to the Civil Rights Movement. The building is owned by Morgan State University.

<u>Source</u>	<u>Prior Auth.</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>TOTAL</u>
GO Bonds	-	-	200	1,950	-	-	2,150
TOTAL	-	-	200	1,950	-	-	2,150
<u>Use</u>							
Planning	-	-	200	-	-	-	200
Construction	-	-	-	1,950	-	-	1,950

New Jenkins Behavioral and Social Sciences Center

Demolish the existing four-story Jenkins Behavioral and Social Sciences Center and construct a new five-story building within the old footprint to house the programs of the Behavioral and Social Sciences. Constructed in 1974, the existing building is in poor condition and cannot be economically renovated to provide the necessary space to support the Behavioral and Social Sciences. The building is only 49% handicapped accessible, has an atrium and a massive staircase system that significantly reduce the amount of available program space. Based on an engineering survey, the existing mechanical and electrical equipment are past their useful lives, the roof needs to be replaced and the building lacks the telecommunications infrastructure to support current and future instructional requirements. The replacement of this building will address deficiencies in instructional space, and provide learning environments appropriate for the Behavioral and Social Sciences. The building will include classrooms, lecture halls, computer labs, open labs, study space and other support areas. The estimated cost of this project totals \$31,000,000.

<u>Source</u>	<u>Prior Auth.</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>TOTAL</u>
GO Bonds	-	-	-	-	1,200	1,400	2,600
TOTAL	-	-	-	-	1,200	1,400	2,600
<u>Use</u>							
Planning	-	-	-	-	1,200	1,400	2,600

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New Hospitality Management Complex

Construct a new Hospitality Management Center. The complex will contain a hotel, a conference center, an administrative/academic wing to be used for instructional purposes, and associated parking. The estimated cost of this project totals \$54,000,000.

<u>Source</u>	<u>Prior Auth.</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>TOTAL</u>
GO Bonds	-	-	-	-	-	1,850	1,850
TOTAL	-	-	-	-	-	1,850	1,850
<u>Use</u>							
Planning	-	-	-	-	-	1,850	1,850

Total Program - Morgan State University

<u>Source</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>TOTAL</u>
GO Bonds	33,999	14,800	13,850	32,400	6,450	101,499